

## FLOOR PLAN

### DIMENSIONS

**Entrance Hall**

**Lounge Diner**  
 14' x 12'02 (4.27m x 3.71m)

**Kitchen**  
 6'07 x 9' (2.01m x 2.74m)

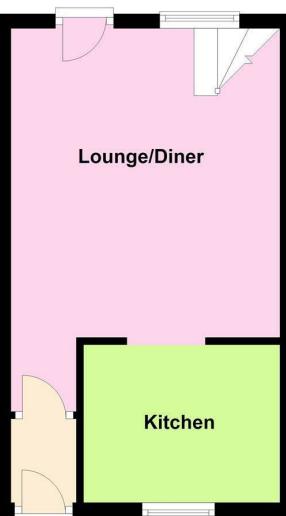
**Landing**

**Bedroom One**  
 11'06 x 9'02 (3.51m x 2.79m)

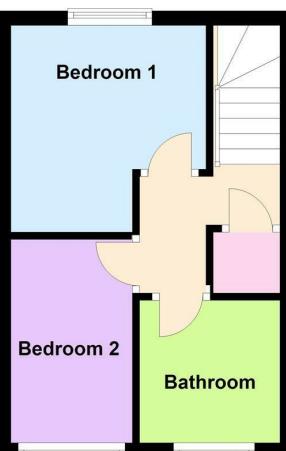
**Bedroom Two**  
 9'01 x 5'09 (2.77m x 1.75m)

**Bathroom**  
 6'02 x 6'02 (1.88m x 1.88m)

### Ground Floor



### First Floor



**FIXTURES AND FITTINGS** All items in the nature of the vendors fixtures and fittings unless otherwise indicated in these sales details excluded from the sale.

**VIEWING** Via our office at 13 Leicester Road, Wigston, Leicester, LE18 1NR

Telephone: 0116 2811 300 • Email: [wigston@nestegg-properties.co.uk](mailto:wigston@nestegg-properties.co.uk) who will be pleased to arrange an appointment to view. Or visit our website at [www.nestegg-properties.co.uk/](http://www.nestegg-properties.co.uk/)

**FREE PROPERTY VALUATIONS** Looking to sell? Need a valuation?

Excellent area coverage local offices all working together to sell your property. Giving one of the most comprehensive displays in Leicester and County – total coverage for your home.

Call us on 0116 2811 300 for free advice.

**OFFER PROCEDURE** If you are obtaining a mortgage on this property, one of our qualified mortgage consultants will contact you to qualify the offer on behalf of our vendors.

**MONEY LAUNDERING** Money laundering regulations 2003 – Intending purchasers will be asked to produce identification documentation, we would ask for your co-operation in order that there will be no delay in agreeing a sale.

These details do not constitute part of an offer or contract.

**Agents notes- FOR ILLUSTRATIVE & VIEWING PURPOSES ONLY.** Whilst every attempt has been taken to ensure the accuracy, these property particulars are a guide and must not be relied

on. The fixtures, fittings, appliances may not be included and must be negotiated within the terms of the sale. Internal photographs are for general viewing and may differ slightly from the current

condition of the property. The position & sizes of doors, windows, appliances and other features are for guidance only. Floor plan for illustration purposes only and is not drawn to scale.

34 Roman Hill, Wigston, Leicester, LE18 3SU

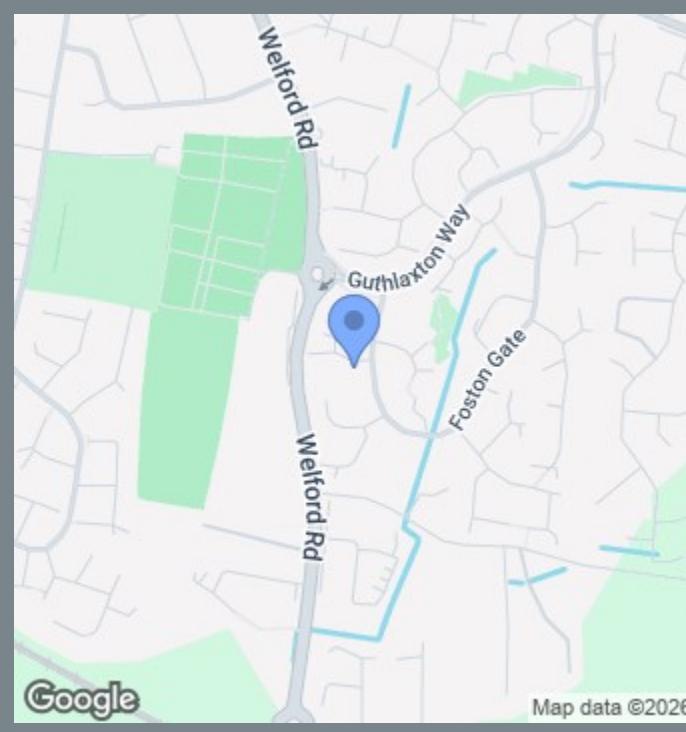
£210,000

# OVERVIEW

- Beautiful Home With No Onward Chain
- Ideal First Time OR Investment Purchase
- Cul De Sac Location
- Entrance Hall
- Lounge Diner & Modern Kitchen
- Two Bedrooms
- Lovely Bathroom
- Driveway & Landscaped Garden
- EER Rating - D, Freehold
- Council Tax Band - B

## LOCATION LOCATION....

Roman Hill in Wigston Harcourt is a lovely residential location with a warm, welcoming community feel and excellent amenities close by. Families are well catered for with highly regarded schools including Harrowgate Drive Primary, All Saints, Little Hill Primary and Wigston Academy, with Wigston College nearby for post-16 education. Green spaces and play areas are within easy reach, offering ideal spots for walks, family time or simply enjoying the outdoors. Everyday conveniences are close at hand too, with nearby shops, cafés, supermarkets and local services in Wigston town centre, while the popular Fosse Park retail destination is only a short drive away. Transport links are excellent, with frequent bus services into Leicester city centre, handy access to the ring road and M1/M69 motorways, and South Wigston train station providing rail connections for commuters. With its friendly neighbourhood atmosphere, good schools, local parks and great connectivity, Roman Hill in Wigston Harcourt is a fantastic place to call home.



## THE INSIDE STORY

Nestled in a serene cul-de-sac, this stunning semi-detached home presents an idyllic retreat for those seeking a perfect blend of comfort, style & convenience. Boasting an array of desirable features & offered with no onward chain an early viewing is advised. As you step through the front door, the welcoming entrance hall offers a practical space for everyday living. The heart of the home, the lounge diner, is a versatile area that effortlessly combines relaxation & entertainment. Bathed in natural light from the door & window this room offers a comfortable space for unwinding or hosting guests. The open-plan design encourages a free flow of movement & conversation, making it perfect for both everyday living & special occasions. The modern kitchen is a testament to contemporary design & functionality. Fitted with sleek cabinets, stylish worktops & integrated appliances, it provides an efficient space for culinary adventures. Travelling up to the first floor you will find two bedrooms that are havens of comfort & relaxation. The primary bedroom offers ample space for a tranquil retreat & the second bedroom provides a versatile space that can be adapted to suit your needs, whether as a cosy bedroom or a home office. The bathroom is a sanctuary of relaxation, featuring modern fixtures & fittings. It offers a perfect space to unwind after a long day, with a soothing bath or an invigorating shower. Outside, the property continues to impress with its driveway, providing convenient off-street parking. The beautiful garden, complete with a patio & decking area, is an outdoor oasis. It offers a tranquil setting for al fresco dining, entertaining, or simply enjoying the fresh air. An early viewing is advised.

